



EXECUTIVE DECISION DOCUMENT

GENERAL MANAGER APPROVAL:		DocuSigned by: <i>Michael Jones</i> 47000790F2D7463...		GENERAL MANAGER ACTION REQ'D: N/A	
DATE: 1/21/2026		3/5/2026		BOARD INITIATED ITEM: Yes	
Originator/Prepared by: Myra Francisco Dept: M&E Acquisition Support		General Counsel		Chief Financial Officer	
Signature/Date:		DocuSigned by: <i>Amelia Sandoval</i> 2528C067C44147D... 3/2/2026 []		Signed by: <i>Steph Beach</i> 7D9A7C6E7348456... 3/2/2026 []	
DocuSigned by: <i>Myra Francisco</i> 68958154E18A412... 3/2/2026		DocuSigned by: <i>Robert Franklin</i> AFF4529E1F0D45C... 3/5/2026 []		DocuSigned by: <i>Shane Edwards</i> 8128A2EB2F014F3... 3/2/2026 []	

Award of Agreements No. 6M3760A, 6M3761, 6M3762 and 6M3763 for On-call Glass Repair and Replacement Services

PURPOSE:

To request Board authorization for the General Manager to award the following agreements for on-call glass repair and replacement services to Vision & Viewpoint Glass of Hayward, California: Agreement No. 6M3760A at North Bay (Zone 1) for \$1,600,000.00; Agreement No. 6M3761 at Peninsula/San Francisco (Zone 2) for \$1,200,000.00; Agreement No. 6M3762 at East Bay (Zone 3) for \$1,600,000.00; and Agreement No. 6M3763 at South Bay (Zone 4) for \$600,000.00. Each Agreement shall have a term of three (3) years, with two (2) one-year options with a total amount not-to-exceed \$5,000,000.00.

DISCUSSION:

The work of this Agreement consists of on-call services to furnish all labor, equipment, materials, permits, and services required to replace broken or damaged glass in cabinets, windows, doors, ceiling, canopies, and wall panels at specified locations throughout the District. Services to be performed include replacing any cracked or broken or damaged glass and glazing, replacing caulking and sealing of joints to seal the perimeters of opening in panels, walls and doors to weatherproof the building structure and other enclosures, and applying anti-graffiti window film when directed by Project Manager.

Notice to Proposers was distributed on November 3, 2025. The Office of Civil Rights sent 192 notices to Small Businesses certified by the California Department of General Services. Additionally, the Request for Proposals was advertised and posted to the BART Procurement Portal on the same day as the Notice to Proposers, where it was sent to 30

prospective bidders. A Pre-proposal meeting was conducted on November 17, 2025, with four (4) potential proposers in attendance. Proposers were advised that they could submit to one or more service zones. A total of 17 firms downloaded copies of the Request for Proposal documents. Four (4) proposals were received on December 2, 2025.

The District received four (4) proposals from the following firms for Zone 1 - North Bay, Zone 2 - Peninsula/San Francisco, Zone 3 - East Bay, and Zone 4 - South Bay:

1. Vision & Viewpoint Glass
2. ACE Glass & Aluminum Co., Inc.
3. ACR Glazing Contractors, Inc.
4. AESPW LLC

The Technical Proposals were reviewed by a Source Selection Committee ("Committee") for compliance with the minimum technical requirements set forth in the RFP. All Proposers submitting proposals met the minimum technical requirements. In using the Acceptable Technical Proposal Lowest Price (ATPLP) method for evaluating pricing proposals, the Committee selected Vision & Viewpoint Glass for Zone 1- North Bay locations, Zone 2 – Peninsula/San Francisco, Zone 3 – East Bay locations, and Zone 4 – South Bay locations as they submitted the lowest overall price across all four zones.

Prices for each Zone are for a term of three (3) years, with two (2) one-year options. The options are exercisable at the sole discretion of the District.

Pursuant to the District's Non-Federal Small Business Program, the Office of Civil Rights set a 5% Small Business Prime Preference for this Agreement for Small Businesses certified by the California Department of General Services. The apparent low Proposer for all four (4) zones, Vision & Viewpoint Glass, is not a certified Small Business and, therefore, is not eligible for the 5% Small Business Prime Preference. The apparent second low Proposer for all four (4) zones, ACR Glazing Contractors, Inc., is a certified Small Business, making it eligible for the 5% Small Business Prime Preference for this Agreement for evaluation purposes. The apparent third low Proposer for all four (4) zones, ACE Glass & Aluminum Co., Inc., is a certified Small Business, making it eligible for the 5% Small Business Prime Preference for this Agreement for evaluation purposes. The apparent fourth low Proposer for all four (4) zones, AESPW LLC, is a certified Small Business, making it eligible for the 5% Small Business Prime Preference for this Agreement for evaluation purposes. After review by the Office of Civil Rights, and application of the 5% Small Business Prime Preference, Vision & Viewpoint Glass remains the lowest responsive Proposer for all four (4) zones.

FISCAL IMPACT:

The subject EDD proposes a 5-year term (3 base years, 2 option years) at a total cost from

the operating budget not-to-exceed \$5,000,000.00 from the date of execution of the Agreements. The Facilities Maintenance Operating Budget (Department 0802836 – Facilities/Buildings, Account 680210 – Buildings & Grounds Maintenance) will fund the Agreements including the following estimated expenditures by fiscal year:

	6M3760A	6M3761	6M3762	6M3763	TOTAL
FY26 (April 1, 2026 - June 30, 2026)	\$80,000	\$60,000.00	\$80,000.00	\$30,000	\$250,000
FY27(July 1, 2026 - June 30, 2027)	\$320,000	\$240,000.00	\$320,000.00	\$120,000	\$1,000,000
FY28 (July 1, 2027- June 30, 2028)	\$320,000	\$240,000.00	\$320,000.00	\$120,000	\$1,000,000
FY29 (July 1, 2028 - June 30, 2029)	\$320,000	\$240,000.00	\$320,000.00	\$120,000	\$1,000,000
FY30 (July 1, 2029 - June 30, 2030)	\$320,000	\$240,000.00	\$320,000.00	\$120,000	\$1,000,000
FY31 (July 1, 2030 - June 30, 2031)	\$240,000	\$180,000.00	\$240,000.00	\$90,000	\$750,000
TOTAL	\$1,600,000	\$1,200,000	\$1,600,000	\$600,000	\$5,000,000

Funding for services in these Fiscal Years are included in the Department’s existing operating budget. The budget for subsequent years will be included in the proposed annual operating budget, which is subject to Board approval. This action is not anticipated to have any fiscal impact on unprogrammed District reserves in the current Fiscal Year.

ALTERNATIVES:

The Board may elect to reject all bids and re-advertise the RFP. There is no assurance that re-advertising will increase the number of proposers or result in any lower priced proposals. District staff believe the pricing is fair and reasonable as the current bids are comparable to prior RFPs. Not awarding the Agreements would disrupt the continuity of providing glass repair and replacement services.

RECOMMENDATION:

Based on the evaluation by Staff and certification by the Chief Financial Officer (CFO) that the funds are available for this purpose, it is recommended that the Board adopt the following Motion.

MOTION:

The General Manager is authorized to award the following to Vision & Viewpoint Glass for on-call glass repair and replacement services: Agreement No. 6M3760A at Zone 1 – North Bay in an amount not-to-exceed \$1,040,000.00; Agreement No. 6M3761 at Zone 2 – Peninsula/San Francisco in an amount not-to-exceed \$780,000.00; Agreement No. 6M3762 at Zone 3 – East Bay in an amount not-to-exceed \$1,040,000.00; and Agreement No. 6M3763 at Zone 4 – South Bay in an amount not-to-exceed \$390,000.00, pursuant to notification to be issued by the General Manager and subject to compliance with the District's Protest Procedures.

Subject to the availability of funding, the General Manager is further authorized to exercise up to two (2) one-year options for the following: Agreement No. 6M3760A at Zone 1 – North Bay for an amount not-to-exceed \$320,000.00 (option year 1) and \$240,000.00 (option year 2); Agreement No. 6M3761 at Zone 2 – Peninsula/San Francisco for an amount not-to-exceed \$240,000.00 (option year 1) and \$180,000.00 (option year 2); Agreement No. 6M3762 at Zone 3 – East Bay for an amount not-to-exceed \$320,000.00 (option year 1) and \$240,000.00 (option year 2); and Agreement No. 6M3763 at Zone 4 – South Bay for an amount not-to-exceed \$120,000.00 (option year 1) and \$90,000.00 (option year 2)..